FRONTIERS
DESIGN + BUILD

Getaway at home

RENOVATIONS BUILD FOR THE LONG TERM

CULTURE OF CRAFTMANSHIP ▸ BUILD TO LAST ▸ FOCUS ON RELATIONSHIPS

A well-planned renovation isn't just about the result—it's about protecting the journey. Build to last. Focus on relationships.

DESIGN AND BUILD FOR RESILIENT HOME TRANSFORMATIONS

AN EMPOWERED, PROFESSIONAL TEAM

Frontiers Design Build Inc. is a construction management firm based in Guelph, Ontario, specializing in high-performance residential buildings and comprehensive home renovations. We work with homeowners who want more than cosmetic upgrades—clients who are ready to thoughtfully improve how their home functions, performs, and supports their life for the long term.

A HIGHER LEVEL OF PLANNING AND EXECUTION

Renovating an existing home is one of the most complex forms of construction. Hidden conditions, aging assemblies, and outdated systems demand a higher level of planning and execution than new construction. At Frontiers, renovations are led with the same rigor, systems, and craftsmanship as our custom homes.

Our team brings together:

- **Integrated Design:** Seamlessly connecting architecture, structure, and landscape.
- **Building Science:** Detailing assemblies to manage performance, comfort, moisture, drainage, indoor air quality and longevity.
- **Stewardship:** Approaching construction management as a way to protect budgets, schedules, and long-term value.
- **Accountability:** A culture rooted in craftsmanship and transparent communication.

YOUR PARTNER IN PHASED PLANNING

THE TRUTH ABOUT PRICING

Avoid the “apples to oranges” trap.

Many homeowners shop for a renovation like they shop for a TV—looking for the lowest price for a "model." But professional contracting is a service, not a commodity.

- **The Commodity Reality:** Legitimate builders hire from the same labor pool and buy the same materials from the same local suppliers. We all have the same costs.
- **The 10% Rule:** If two professional, fully insured companies bid on the exact same scope of work, there should be no more than a 10% variance in price.
- **The "Savings" Risk:** When a price gap is larger than 10%, you aren't seeing a "better deal"—you are seeing a difference in scope/product. This usually means corners are being cut in areas you can't see yet, or scope is being unintentionally omitted due to lack of experience or lack of thoroughness in the estimating phase.

The Bottom Line: Don’t bid for the lowest price. Bid for the most complete scope. A proposal that looks like a "steal" often costs more in the end through change orders, re-work and delays.

WHO WE WORK BEST WITH

We work best with homeowners that:

- Value thoughtful planning and disciplined execution.
- Think in lifecycle terms, not short-term savings.
- Appreciate transparent collaboration and high-performance thinking.
- Are committed to long-term durability and protecting the value of their investment.

CLARITY, CARE AND CONFIDENCE

WHY RENOVATIONS GO WRONG
Construction is complicated, and the risks are often hidden until years later when repairs become disruptive and expensive. Common failure points include:

- **Inadequate Upfront Design:** Decisions are left for the middle of construction when they are most expensive. An integrated project delivery (IPD) and building science approach mitigates the risk of budget overruns and schedule delays.
  Pre-construction efforts are your best insurance for project success.
- **Poor Material Selection:** Choosing based on trends rather than performance, durability and resilience.
- **Lack of Integration:** Failing to coordinate how new structures interface with the existing home.
- **Insufficient Oversight:** A lack of disciplined project management to protect the project's efficiency and long-term value.

PERFORMANCE AND RESILIENCE ROADMAP
High-performance and resilience goals can feel overwhelming if attempted all at once. Frontiers acts as your Expert Guide.

By viewing the home as a system, we can integrate a high-performance framework and long-term resilience standards. We help you:

- **Prioritize:** Addressing critical resilience and performance measures first
- **Phase:** Sequencing work so that a kitchen renovation today doesn't block future high-performance upgrades like advanced ventilation or low-energy systems.
- **Invest Wisely:** Resolution of 90–95% of decisions before construction begins reduces surprises and protects your budget. Believe it or not, many renovations start without interior design drawings and selection schedules - which is a primary reason for budget overruns and schedule delays.

Getaway at home.

frontiersdesignbuild.com
info@frontiersdesignbuild.com
1-877-599-1068
@frontiers_designbuild

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High-Performance Homes | Renovations | Landscapes | Accessory Dwelling Units | Multi-Unit Residential Buildings